



House of Representatives

File No. 683

General Assembly

February Session, 2018

(Reprint of File No. 457)

House Bill No. 5532
As Amended by House
Amendment Schedule "A"

Approved by the Legislative Commissioner
May 4, 2018

AN ACT AMENDING THE CHARTER OF THE GROVE BEACH POINT ASSOCIATION.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. An Act Incorporating The Grove Beach Point Association,
2 as adopted by number 148 of the special acts of 1945, as amended by
3 number 223 of the special acts of 1947 and public act 05-247, is
4 amended to add the following (*Effective from passage*):

5 Sec. 18. To promote and maintain the objects of said Association, to
6 secure safety and promote health and the general welfare of the
7 community, to conserve the value of buildings and encourage the most
8 appropriate use of the land, the following restrictions and conditions
9 have been imposed upon all of the land within the territorial limits of
10 said Association:

11 Said conditions and restrictions are as follows:

12 1. No more than one single-family dwelling house, for use and
13 occupancy of one family only, and one private garage shall be erected
14 on any one of the lots within the limits of said Association; no garage
15 shall be erected on any lot until the dwelling house on said lot has

16 been completed. Such garage shall not include living quarters.

17 2. No tents or temporary buildings, or mobile homes shall be
18 erected, located, or maintained on any lot.

19 3. Houses, cottages or dwellings shall be restricted to location and
20 erected only on the main numbered lots, thus 1, 121, etc. No house,
21 cottage or dwelling shall be located or erected on sub-lettered lots, thus
22 95-A, 121-A, etc., 95-B, 101-B, etc. These lots are available only for
23 garages, docks, etc., depending upon location.

24 4. No land or buildings constructed thereon shall be used for any
25 other purposes than occupancy as a residence. Advertising signs of
26 any nature shall not be erected thereon.

27 Said conditions or restrictions may be altered or amended in whole
28 or in part by a two-thirds vote of the Association at a meeting duly
29 warned, if new or additional facts appear or other considerations
30 materially affecting the merits thereof have intervened, provided, at
31 said meeting, the owner of any land within the limits of said
32 Association shall be entitled to a hearing thereon, and provided any
33 person aggrieved by the vote of said Association may appeal
34 therefrom with ten days of such vote to a court of competent
35 jurisdiction. Said Association or any member thereof shall have the
36 right to restrain any violation of the above restrictions by way of
37 injunction and recovery of damages, or both, by the institution of legal
38 action in a court of competent jurisdiction.

39 In the event any condition or restriction adopted by the Association
40 shall conflict with any ordinance of the Town of Westbrook, the more
41 restrictive condition or ordinance shall prevail.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill makes changes to the charter of the Grove Beach Point Association. This has no fiscal impact to the state or municipalities, as it relates to a private beach association.

House "A" strikes the underlying bill and results in the above identified fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None

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OLR Bill Analysis

HB 5532 (as amended by House "A")

***AN ACT AMENDING THE CHARTER OF THE GROVE BEACH
POINT ASSOCIATION.***

SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable

Yea 22 Nay 0 (03/26/2018)